

Waiving application fees to support the redevelopment of Safehaven, 1173 Bloor St W

Date: January 28, 2026
To: City Council
From: Mayor Olivia Chow

RECOMMENDATIONS

The Mayor recommends that:

1. City Council authorize the waiver of City development application fees for Official Plan Amendments and Zoning By-law Amendments set out in Schedule 13, Appendix C in Municipal Code Chapter 441 that would otherwise be payable by Safehaven to the City for the property at 1173 Bloor Street West.

SUMMARY AND COMMENTS

Safehaven is a non-profit organization which has been providing residential, respite and transitional care to children and adults with medical complexities and development disabilities for over 35 years.

Safehaven is in the process of redeveloping their 1173 Bloor Street West facility, which will deliver a comprehensive, integrated continuum of care for children, youth and adults with complex medical and developmental needs. Upon completion, the new facility will serve 68 clients in total, with 38 beds for children, and 30 beds for adults with complex needs.

In addition to their programming capacity increase, Safehaven is working with all levels of government to include additional housing, with a high ratio of the units being affordable rental homes. These barrier-free units are intended to serve vulnerable populations and further strengthen the continuum of housing and care supports available on site.

As a non-profit organization providing essential health and community services, the planning application fees associated with redeveloping a property pose a financial challenge for the project. The proposed development requires an Official Plan Amendment and Zoning By-law Amendment. Under existing City affordable housing programs, waivers of planning application fees cannot be provided for the non-

residential clinic and retail spaces required to support on-site programming and the streetscape. The waiving of the application fee for an Official Plan Amendment and Zoning By-law Amendment for this proposed development would remove the financial challenge of these costs for Safehaven, enabling them to move forward in this project and construct this much needed redevelopment.

SIGNATURE

Olivia Chow
Mayor